

FOR SALE

Sanderson Road, Pine Valley, CA



Darci Martinez

DRE 02122780

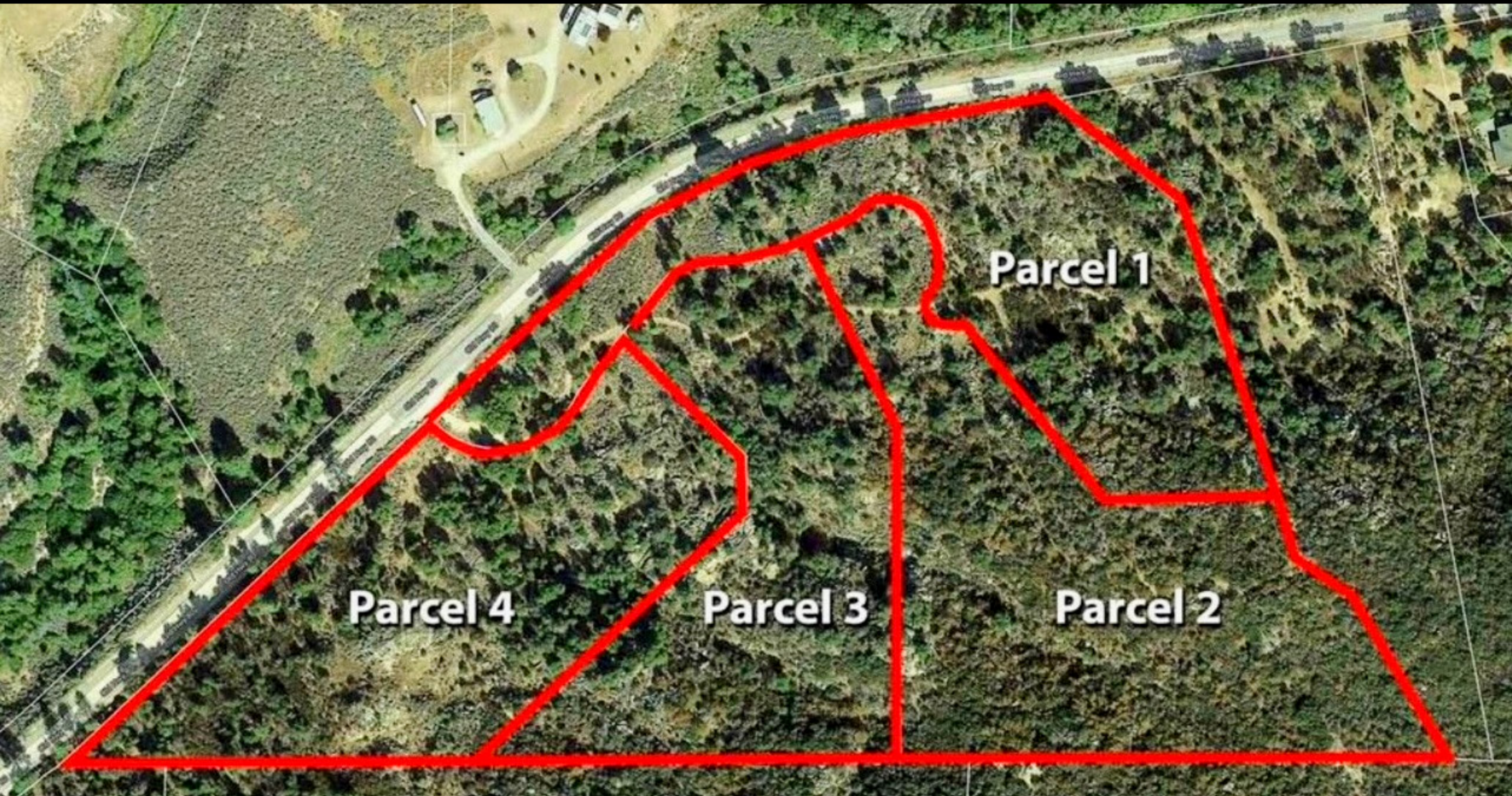
(760) 604-0227

contact@landmavensolutions.com

LAND MAVEN
SOLUTIONS LLC

Four 8 Acre Parcels

Sanderson Road, Pine Valley, CA



Darci Martinez

DRE 02122780

(760) 604-0227

contact@landmavensolutions.com

LAND MAVEN
SOLUTIONS LLC

Proposed Approximate House Pad Locations

Sanderson Road, Pine Valley, CA



**House location is approximate. House size is not to scale.

Darci Martinez

DRE 02122780

(760) 604-0227

contact@landmavensolutions.com

LAND MAVEN
SOLUTIONS LLC

Breathtaking Views of the Valley

Sanderson Road, Pine Valley, CA



Darci Martinez

DRE 02122780

(760) 604-0227

contact@landmavensolutions.com

LAND MAVEN
SOLUTIONS LLC

32 acres	4 parcels	180° valley views	well sites	access path
-------------	--------------	----------------------	------------	-------------

Property Highlights

Discover an exceptional opportunity to own 32± acres in the scenic mountain community of Pine Valley. Comprised of four adjoining 8-acre parcels, this unimproved property is available as a single 8-acre parcel or together as the full 32-acre assemblage.

Whether you're planning a custom mountain estate, a family compound, or exploring future development potential, this property offers outstanding flexibility. The seller has already completed key preliminary work, including a grading plan, purchased required mitigation land, and identified a well water source. Utilities are located nearby, helping streamline the path toward development.

Enjoy the peace and beauty of mountain living while remaining within convenient reach of San Diego and surrounding communities. This is a rare chance to secure a sizable land holding with valuable groundwork already in place.

Darci Martinez

DRE 02122780

(760) 604-0227

contact@landmavensolutions.com

LAND MAVEN
SOLUTIONS LLC